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AROWNTOWN ANNOUNCES SUCCESSFUL RESULT OF THE VOLUNTARY EXCHANGE OFFER FOR GCP SHARES, INCREASING ITS HOLDING IN GCP TO 81.5%

14 April 2026.

Aroundtown (“the Company” or “AT”) announces the successful result of the voluntary exchange offer (the “Offer”) for shares in Grand City Properties S.A. (“GCP”), launched on 4 March 2026. Aroundtown’s ownership in GCP will increase to 81.5% upon settlement, compared to 62.5% ownership held prior to the Offer. The increased holding rate further strengthens Aroundtown’s position as a diversified European real estate platform with exposure to both commercial and residential assets. Aroundtown has successfully increased its stake in GCP and benefits from an expanded equity free float, supporting improved trading liquidity and the group’s long term capital markets profile.

Aroundtown will exchange 133,437,304 Aroundtown shares for the 33,359,326 shares of GCP which have been tendered, which is approx. 19% of GCP’s total share count. All the shares delivered under the exchange offer will be eligible to receive the dividend for the 2025 financial year, which the Company intends to propose for the 2026 AGM.

As a result of the accretive transaction, the Company expects a strong FFO I increase of €35 million on an annualized basis. The Company’s FFO I guidance for 2026, including the partial impact of the transaction in 2026, increases to a range of €275 million to €305 million. On a per share basis, the transaction is neutral on day one and therefore the 2026 guidance remains in the range of €0.24 to €0.27. The transaction is expected to be per share accretive in the mid-term and drive growth on a per share basis.

The Offer follows other recent measures which Aroundtown executed to support FFO I growth in addition to regular operational performance, such as targeted hotel repositioning’s, office conversions, and other targeted portfolio measures, while at the same time executing accretive balance sheet measures, such as the perpetual note transactions executed in recent months and the ongoing €250 million share buyback program. The running share buyback program is 72% completed as of last Friday, in which the Company has so far repurchased 70.7 million shares. The share buyback has been accretive on a per-share basis and has partially offset the increase in the

number of shares resulting from the Offer. Together these measures reflect Aroundtown's focus on generating strong accretive growth, disciplined capital allocation approach, and creating value both on an absolute and per-share basis.

Settlement of the Offer and the transfer of the Aroundtown shares to the respective custodian banks is expected on April 23, 2026. Shareholders with questions regarding the settlement of the Offer are advised to contact their respective custodian banks for further information.

About the Company

Aroundtown SA (symbol: AT1), trading on the Prime Standard of the Frankfurt Stock Exchange, is the largest listed German commercial real estate company. Aroundtown invests in income generating quality properties with value-add potential in central locations in top tier European cities primarily in Germany, the Netherlands, and London.

Aroundtown SA (ISIN: LU1673108939) is a public limited liability company (société anonyme) established under the laws of the Grand Duchy of Luxembourg, registered with the Luxembourg Trade and Companies Register (Registre de Commerce et des Sociétés, Luxembourg) under number B217868, having its registered office at 37, Boulevard Joseph II, L-1840 Luxembourg, Grand Duchy of Luxembourg.

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